



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 No. Lowell Road, Windham, New Hampshire 03087

(603) 432-3806 / Fax (603) 432-7362

www.WindhamNH.gov

Zoning Board of Adjustment

Meeting Agenda

August 9, 2016

7:30 pm @ Community Development Department

Call to Order

Public Hearing

Lot 11-A-520 & 530 Case # 23-2016 continued from 7-26-2016

Applicant-The Dubai Group

Owner-Village Center Properties, LLC

Location- 13 & 15 Indian Rock Road

Zoning District-Village Center District and Wetland & Watershed Protection District (WWPD).

Variance relief is requested from **Section 706.8** for two (2) free standing signs. Sign A on lot 11-A-530 to be (10) ft. high and 39 sq. ft. in area and Sign B on lot 11-A-520 to be 12 ft. high and 60 sq. ft. in area in the Village Center District, where the maximum height is 5 ft. and the maximum area is 16 sq. ft. per lot and **Section 706.4.3.3** to allow internal illumination of cut-out imagery on the two (2) signs where internal illumination is not allowed.

Lot 2-B-300, Case # 25-2016

Applicant Ryan Carr/GRD, LLC

Owner-Lionel St. Pierre & Joann Wing

Location-38 E. Nashua Road

Zoning District-Rural

Variance relief is requested from **Section 702, App. A-1** of the Windham Zoning Ordinance to allow frontage of 152 ft. for lot A and 90.5 ft. for lot B where 175 ft. is required in this district.

Lot 3-B-952 Case # 26-2016

Applicant Edward N. Herbert Assoc., Inc.

Owner-18 Depot Road LLC

Location-18 Depot Road

Zoning District-Rural

Variance relief is requested from **Section 702 App. A-1** for (lot 3-B-956) to allow a frontage of 134.53 ft. where 175 ft. is required. For lot (3-B-952) to allow a frontage of 134.60 ft., where 175 ft. is required, and will be 81.56% of the required lot area by soil type.

Lot 3-B-952, Case # 27-2016

Applicant-Edward N. Herbert Assoc., Inc.

Owner- 18 Depot Road LLC

Location- 18 Depot Road

Zoning District-Rural

Variance relief is requested from **Section 702 App. A-1** to allow frontage of 93.13 ft. on lot 952 where 175 ft. is required and will be 80.44% of the required lot area by soil type.

Lot 3-A-640, Case # 28-2016

Applicant/Owner -Rebecca LaFrance

Location-23 Mitchell Pond Road

Zoning District-Rural & Wetland & Watershed Protection District (WWPD)

Variance relief is requested from **Section 601.3** to allow an in-ground pool in the WWPD.

Lots 21-C-80 & 21-C-70, Case # 29-2016

Applicant-Joseph Maynard

Owner-EB Rich, Inc.& Bernice Kowalski-Richards

Location-208 & 212 Range Road

Zoning District-Residence A, Cobbett's Pond & Canobie Lake Watershed Protection District

Variance relief from **Section 611.6.4.2** to allow two (2) of the lots to not meet the setbacks of the underlying district and **Section 616.2.3** to allow the most easterly lot (which is the only new house lot in the Cobbett's Pond & Canobie Lake Watershed Protection District) to be the only lot to be required to meet the Cobbett's Pond & Canobie Lake Watershed Protection District requirements.

Meeting Minutes – Review and Approve

July 12, 2016

Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; open Monday – Friday 8am – 4pm.